

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

September 1, 2022

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, September 1, 2022, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO.

Richard R. Nelsen
Roger Christensen
Ashleigh Farrell
Steve Van Meter
Ines E. D'Ambrosio

Also present were:

Stephanie Odewumi of CliftonLarsonAllen, LLP (CLA), Public Manager for the District
Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant
Matt Miller, Grounds Land Manager of the District
Brian Taylor of Brown & Taylor, PC, Attorney for the District
Bob Gall, Timber's Resident and President of HOA Filing 24
Dave Perkins, Developer (beginning at 9:30am)

Disclosure of Potential Conflicts of Interest:

None of the Directors voiced any conflicts of interest with respect to any items listed on the agenda.

Approval of Minutes: Each Director acknowledged receipt of a copy of the minutes of the July 14, 2022, regular meeting and August 4, 2022, special meeting. Following discussion and review, Director Farrell MOVED, and Director Christensen SECONDED a motion to approve the minutes of the July 14, 2022, regular meeting and August 4, 2022, special meeting, as presented. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.

Payment of Bills: Ms. Bach reviewed the Financial Statement and Schedule of Cash Position updated as of August end, and payment of claims on the disbursement schedule with the Board and answered any questions. She mentioned that the expenses are in line with the YTD budget. The disbursement schedule is for invoices currently due in the amount \$53,566.84, and the payment of the directors' fees for the current meeting. Following discussion and review, Director Nelson MOVED and Director Christensen SECONDED a motion to accept the Financial Statement and updated Schedule of Cash Position and Statement of Revenues, Expenditures and Change in Net Position as presented and to approve payment of the invoices currently due in the amount of \$53,566.84, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

2023 Budget Discussion: Ms. Bach informed the Board of the current valuation of the district noting a decrease. Ms. Bach explained the recently passed legislation causing the decrease. Ms. Bach will provide a preliminary budget to Mr. Miller for review and input. Director Nelson MOVED and Director D'Ambrosio SECONDED a motion to appoint Steve Van Meter and Roger Christensen to a review committee. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED. Following review by all parties the budget will be presented to the Board for final review.

Additionally, it was noted the Mr. Miller, Mr. Brown, and Director Christensen would work together to create a contract for Mr. Miller for the 2023 season to be presented to the Board.

New Business taken out of order: Metro District acceptance of Filings 30B and 31

Mr. Miller stated Dave Perkins was present to discuss the acceptance of Filing 30B and 31. Mr. Miller stated the areas in question are to be point of being accepted by the county within the next couple weeks and if approved the transition process will begin. Mr. Perkins will work with Mr. Miller on the GESG permit finalization and turnover process.

Mr. Perkins also reviewed the location of their construction trailer and the MD Board showed interest in discussion of the land upon completion of construction.

Old Business:

Traffic Patrols: Director Nelson stated there is no major update on this item. There currently are patrol cars driving through the neighborhood but we have not had reports of them conducting specific watch hours. Mr. Irish is still working on this issue and if anything come about will provide a report to the Board.

Timbers Creek Update: Director Nelson stated the contractor will begin to take soil samples next week starting 9/6/22, it was noted the drilling rig being used will be much smaller than Phase 1. The Contract is still pending completion. Mr. Gall inquired if this would be the last time Songbird Rd would be affected by this type of work, Director Nelson stated that he hopes that to be the case but cannot make any guarantees. They will try to have as little of an impact as possible. Mr. Gall made the request the roads and infostructure be inspected following and any necessary repairs be made to ensure the integrity of their areas.

Website Update: Director Farrell discussed her work on the website, no other action taken at this time.

8458 Windhaven Drive (English): Mr. Miller stated that he had not heard anything from the Owner at this point but did observe the fence has been removed.

5446 Songbird Rd (Garcia): Mr. Miller stated work was completed to restore the area and invoice was sent to the owner for reimbursement of the Districts costs.

It was noted moving forward prior to any amounts being disclosed to owners for costs to remedy situations those costs be reviewed and include all legal, administrative and misc costs necessary and all costs will be applied back to the resident versus the District absorbing costs.

5281 Sage Trasher (Reynolds): Director Nelson provided an overview of the situation to the Board. The owner is looking to install a pool in the back yard and will need to access open space for the installation. The Reynolds are following the open space policy and have requested all the necessary permits and are working with Mr. Miller on access for a limited time. Project is assumed to start in 2023.

Beautification Project for Entrance Monuments: Director Farrell stated they have finalized a re-design of the signs and are obtaining a revised quote. Once the project is officially approved it will be started roughly 6-8 weeks following and hope for the project to be completed prior to yearend. Director Nelson inquired on the re-design and Director Farrell provided an updated photo to the Board. No concerns were presented.

9511 E. Democrat Rd (Troy/Icon Engineering): Director Nelson stated that he has requested additional information on this issue. No updates have been provided through the county to date. Mr. Miller stated that he spoke to the Pinery Water while they were out and they mentioned they are currently working on upgrading the pumps to accommodate the development. Director Nelson will follow up with the county and report back to the Board any information obtained.

Brainstorming of stopping trespassing on Metro District Open Space (fencing/signs): The Board discussed this topic and believe they can utilize nextdoor and the website with more routine posts as a reminder on a quarterly basis.

New Business:

Chipping slash and unauthorized dumping discussion: Mr. Miller stated there was a resident who asked permission to trim some areas of open space around his lot and to place the branches to be chipped which was approved. He believes this action resulted in other owners doing the same. It has been communicated that this is not allowed moving forward and believes the issues to be resolved. Director Nelson received an inquiry from the Pinery Board to rent the districts chipper for a slash day. Upon discussion it was determined this would not be an ideal use and would be hard to monitor items being placed in the chipper and would request they rent from another source.

Districts watering, Remote (smartphone) monitoring and Rain censoring: Director Nelson stated this has been an ongoing discussion but there are times where its observed the sprinklers on District property are running during the rain. Currently the only systems available would not be accessible in the areas in question and rain sensors would not be an ideal solution. Currently there is no financially responsible solution.

Land Manager's Report on HPT&T monument tree watering and Fertilization Treatment contract: Mr. Miller stated the work has been completed.


Manager's Report:

Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. Highlights of the report were dead tree removals, inspections following all rain incidents by the county, tunnel vandalism, six (6) sewer clean outs causing lack of mowing in open space backing up to resident lots.

Other Business:

The Board discussed communication outside of a meeting and being compliant with open meeting laws. The Board made it clear not to reply all the email correspondence received from any member of the Board when information is being shared. If there is a need for responses to be gathered Mrs. Odewumi with CLA will facilitate the email correspondence to the Board.

Adjournment: The meeting was adjourned at 11:47 p.m.



Ines E. D'Ambrosio, Secretary

September 2022 Managers Report

-Removed 3 trees from filing 23A

20	21-Sep-22	23A, along creek	24" Ponderosa	Beetle
21	21-Sep-22	23A, along creek	14" Ponderosa	Beetle
22	21-Sep-22	23A, along creek	10" Ponderosa	Erosion along creek

-Cleaned up debris from car running through median at entry way, sprinkler and light were damaged as well as some rocks spread around.

-Cleaned detention ponds in Filings 28C, 26 and 30. County inspector requires repair of any cracking in concrete, I have used sealant for the time being, there may be a day when a more significant and costly repair will be required, this should be considered in future budgets for many of our aging ponds. Below are the inspection notes for 28C pond, only open item is to repair a small section of concrete, waiting for pond to dry out which should occur when adjacent homeowners stop running irrigation:

Inspection Notes:

The extended detention basin (EDB) was inspected and overall the pond structure appears to be functioning per the approved design. Remove sediment and vegetation from forebay, repair 12" PVC at the forebay, and repair the cracks in the concrete at the forebay. Remove sediment from the trickle channel and remove trash from the micropool. The orifice plate and the trash rack at the release structure was inspected and appeared to be in good working condition. Remove debris from the trash rack. A full structural inspection of the micropool and the forebay could not be conducted due to standing water and sediment accumulation, additional corrective actions may be necessary upon final inspection.



Photograph 4: Repair cracks in concrete at forebay.



-Working with Dave Perkins to get construction debris picked up in Filings 30B, 29, 31, 32.

-Continuing to battle landscapers in filing 29 dumping debris in open spaces, many times I cannot locate the culprit and have to clean up.

-Mowing of open spaces, trimming of fence lines, and cleaning up trash in these areas.

-Found 50+ golf balls in the school lot that I had to pick up due to safety concerns of mower launching them. Several homeowners along Grand Fir are driving balls into the field.

-Met with Ken Worthington from Douglas County to inspect filings 31/30B for GESC completion. Only open items were to remove silt fencing which has been completed, GESC permit is closed and area is now fully maintained by HPFMD.

-Winterizing of irrigation systems

-Working on acquiring "Hidden Oaks ct" street sign in Filing 27, sign and bracket have gone missing. Original sign supplier used 1/4" stainless hardware which becomes work hardened very easily when the signs are vibrating in the wind, this causes the hardware to fatigue and eventually break. I am replacing hardware with 5/16" galvanized bolts which are significantly stronger.

-Irrigation backflow prevention devices were inspected by 3rd party, minor repairs were completed to get all to pass.